**City of Bellevue**
**Development Services Department**
**Land Use Staff Report**

| | |
|---|---|
| **Proposal Name:** | **Gowdy Vegetation Management** |
| **Proposal Address:** | **610 97th Place SE** |
| **Proposal Description:** | The applicant requests a Critical Areas Land Use Permit for vegetation management on a steep slope critical area. Vegetation management consists of tree pruning, tree removal, wildlife snag creation and planting with native plants. |
| **File Number:** | **13-106152-LO** |
| **Applicant:** | **John and Judy Gowdy** |
| **Decisions Included:** | Critical Areas Land Use Permit (Process II. LUC 20.30P) |
| **Planner:** | Kevin LeClair, Planner |
| **State Environmental Policy Act Threshold Determination:** | **Determination of Non-Significance**<br>Carol V. Helland, Environmental Coordinator<br>Development Services Department |
| **Director's Decision:** | **Approval with Conditions**<br>Carol V. Helland, Land Use Director<br>Development Services Department |

| | |
|---|---|
| Application Date: | January 29, 2013 |
| Notice of Application Publication Date: | February 7, 2013 |
| Decision Publication Date: | April 11, 2013 |
| Project/SEPA Appeal Deadline: | April 25, 2013 |

For information on how to appeal a proposal, visit Development Services Center at City Hall or call (425) 452-6800. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. Appeal of the Decision must be received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision.

DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 100th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

# DETERMINATION OF NON-SIGNIFICANCE

**PROPONENT:** John and Judy Gowdy

**LOCATION OF PROPOSAL:** 610 97th Place SE

**NAME & DESCRIPTION OF PROPOSAL:**
Gowdy Vegetation Management – The proposal is for vegetation management on a steep slope critical area. Vegetation management consists of tree pruning, tree removal, wildlife snag creation and planting with native plants.

**FILE NUMBER:** 13-106152-LO

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

☐ There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.

X This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **April 25, 2013**.

☐ This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on_____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information indicating, or on, a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project): or if the DNS was procured by misrepresentation or lack of material disclosure.

Environmental Coordinator

April 11, 2013
Date

OTHERS TO RECEIVE THIS DOCUMENT:
State Department of Fish and Wildlife
State Department of Ecology,
Army Corps of Engineers
Attorney General
Muckleshoot Indian Tribe

## I. Proposal Description and Context

The applicant is proposing to perform vegetation management within a steep slope critical area on their property located at 610 97th Place. The property is located in the Southwest Bellevue Subarea and enjoys territorial views to the east over the area to the south of Meydenbauer Bay. The vegetation management plan will likely enhance these views while also protecting the functions and values of the steep slope critical area.


Figure 1: Site aerial

## II. Vegetation Management Plan Performance Standards LUC 20.25H.055.C.3.v.i

(A) Is the Vegetation Management Plan prepared by a qualified professional?

**Yes** ☒ or No ☐

**Describe:** The applicant contracted with Tree Solutions, Inc., a arboricultural consulting firm, to prepare the vegetation management plan. The plan was prepared by Sean Dugan, a board certified master arborist. He is a qualified professional.

(B) Does the Vegetation Management Plan include the following?

(1) A description of existing site conditions, including existing critical area functions and values;

**Yes** ☒ or No ☐

**Describe:** The plan describes the site conditions, including the slope, aspect and vegetation communities. The plan also discusses observations of wildlife use, and that no significant habitat features exist.

(2) A site history;

**Yes** ☒ or No ☐

**Describe:** The plan describes past vegetation restoration efforts that have occurred on the slope and on neighboring properties.

(3) A discussion of the plan objectives;

**Yes** ☒ or No ☐

**Describe:** The plan lays out six management objectives. In summary they include:

- Reducing end weight on certain trees to lessen risk of blow down
- Increasing light to the understory
- Replacing taller trees with lower growing specimens
- Creating a diversity of vegetation heights
- Creating wildlife snags
- Retaining much of the woody debris to promote soil building

(4) A description of all sensitive features;

**Yes** ☒ or No ☐

**Describe:** The slope is the most sensitive feature and it is described in the plan.

(5) Identification of soils, existing vegetation, and habitat associated with species of local importance present on the site;

**Yes** ☒ or No ☐

**Describe:** The plan identifies the existing vegetation and the lack of any significant habitat associated with species of local importance. The soils on the site were evaluated by HWA Geosciences. Based on the geologic mapping, the site is underlain by Vashon till, which is a dense/hard mixture of clay, silt, sand and gravel. The surface soils consist of loose silt and soft sandy silt, mixed with organics. The surface soils overlay stiff to very stiff silt and clayey silt.

(6) Allowed work windows;

**Yes** ☒ or No ☐

**Describe:** The proposed work window is for the tree trimming and removals to happen in the spring and plantings to immediately follow.

(7) A clear delineation of the area within which clearing and other vegetation management practices are allowed under the plan; and

**Yes** ☒ or No ☐

**Describe:** The vegetation management plan includes a detailed site sketch that identifies and numbers each of the trees to be managed. It also includes a detailed planting plan that will be implemented immediately following the pruning and removals.

(8) Short- and long-term management prescriptions, including characterization of trees and vegetation to be removed, and restoration and revegetation plans with native species, including native species with a lower growth habit. Such restoration and revegetation plans shall demonstrate that the proposed Vegetation Management Plan will not significantly diminish the functions and values of the critical area or alter the forest and habitat characteristics of the site over time.

**Yes** ☒ or No ☐

**Describe:** The plan calls for short term management prescriptions consisting of pruning of one large cedar tree, creating four wildlife snags and removing of 6 small, multi-stem bigleaf maple trees. The plan also calls for the eradication of Himalayan blackberry with hand tools and labor. The weed removal and tree management will be immediately followed by planting

The long term management prescription calls for the maintenance of the restored areas through support of the new plantings and keeping invasives from recolonizing.

(C) Would any proposed tree removal result in a significant impact to habitat associated with species of local importance?

Yes ☐ or **No** ☒

**Describe:** The site contains only one large significant tree (23 inch Western Red Cedar), which will remain on site and only be pruned per industry standards. There are no snags, however the plan calls for snag creation on four of the larger alder trees, in order to support wildlife habitat. Much of the large woody debris will be left to lie in ground contact to prevent soil erosion and to further support wildlife habitat.

If yes, can the impacted function be replaced elsewhere within the management area subject to the plan?

Yes ☐ or **No** ☒

**Describe:** Not applicable, since the plan will enhance wildlife habitat through the creation of wildlife snags and increasing species diversity on the site.

In no event may a tree or vegetation which is an active nest site for a species of local importance be removed pursuant to this subsection.

(D) Is the area under application subject to any applicable neighborhood restrictive covenants that address view preservation or vegetation management? The existence of and provisions of neighborhood restrictive covenants shall not be entitled to any more or less weight than other reports and materials in the record.

Yes ☐ or **No** ☒

If yes, describe:

## III. Public Notice and Comment

| | |
|---|---|
| Application Date: | January 29, 2013 |
| Public Notice (500 feet): | February 14, 2013 |
| Minimum Comment Period: | February 28, 2013 |

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on February 14, 2013. It was mailed to property owners within 500 feet of the project site. No comments have been received from the public as of the writing of this staff report.

## IV. State Environmental Policy Act (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The attached Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the project. The City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code and other construction codes are expected to mitigate potential environmental impacts. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements.

## V. Critical Areas Land Use Permit Decision Criteria LUC 20.30P.140

The Director may approve or approve with modifications an application for a Critical Areas Land Use Permit if:

A. The proposal obtains all other permits required by the Land Use Code; and

**Yes** ☒ or No ☐

**Describe:** The applicant is required to obtain a Clearing and Grading in Critical Areas (GJ) permit to perform the proposed vegetation management.

B. The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer; and
**Yes** ☒ or No ☐
**Describe:** The proposed vegetation management plan was developed by a qualified professional and describes the best available techniques for performing tree pruning and wildlife snag creation.

C. The proposal incorporates the performance standards of Part 20.25H LUC to the maximum extent applicable; and
**Yes** ☒ or No ☐
**Describe:** As discussed in Section I above, the applicant has complied with the performance standards for vegetation management within a steep slope critical area.

D. The proposal will be served by adequate public facilities including streets, fire protection, and utilities; and
**Yes** ☒ or No ☐
**Describe:** The site is currently within the City of Bellevue and is served by adequate public facilities. Nothing in the proposal will increase the need for public services at the property.

E. The proposal includes a mitigation or restoration plan consistent with the requirements of LUC 20.25H.210; except that a proposal to modify or remove vegetation pursuant to an approved Vegetation Management Plan under LUC 20.25H.055.C.3.i shall not require a mitigation or restoration plan; and
**Yes** ☒ or No ☐
**Describe:** The proposal includes a plan to modify and remove vegetation, as well as plant native shrubs and ground covers amongst the managed vegeation.

F. The proposal complies with other applicable requirements of this code.
**Yes** ☒ or No ☐
**Describe:** The applicant has complied with the code by requesting Critical Areas Land Use Permit approval. The applicant shall also apply for and obtain a clearing and grading permit to carry out the proposed vegetation management.

## VI. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the vegetation management plan within the steep slope critical area and critical area buffer at 610 97th Place SE.

**Note- Expiration of Approval:** In accordance with LUC 20.30P.150 a Critical Areas Land Use

Permit automatically expires and is void if the applicant fails to file for a Clearing and Grading Permit or other necessary development permits within one year of the effective date of the approval.

## VII. Conditions of Approval

**The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:**

| Applicable Ordinances | Contact Person |
|---|---|
| Clearing and Grading Code- BCC 23.76 | Savina Uzunow, 425-452-7860 |
| Land Use Code- BCC 20.25H | Kevin LeClair, 425-452-2928 |
| Noise Control- BCC 9.18 | Kevin LeClair, 425-452-2928 |

**The following conditions are imposed under the Bellevue City Code or SEPA authority referenced:**

**1. Restoration for Areas of Temporary Disturbance:** A restoration plan for all areas of temporary disturbance must be submitted for review and approval by the City of Bellevue prior to the issuance of the Clearing and Grading Permit. The plan shall include documentation of existing site conditions and shall identify the restoration measures to return the site to its existing conditions per LUC 20.25H.220.H. At a minimum, the plan shall include the following native plants and quantities:

- 1 Indian Plum
- 5 Beaked Hazelnuts
- 3 Vine Maple
- 9 Salmonberry

These plants shall be installed immediately following the tree management work.

Before work may be commenced on the Clearing and Grading Permit, a preconstruction inspection must be conducted with the clearing and grading inspector and the land use planner present.

Authority: Land Use Code 20.25H.220.H
Reviewer: Kevin LeClair, Land Use

**2. Rainy Season restrictions:** Due to the steep slope critical area, no clearing and grading activity may occur during the rainy season, which is defined as October 1 through April 30 without written authorization of the Development Services Department. Should approval be

granted for work during the rainy season, increased erosion and sedimentation measures, representing the best available technology must be implemented prior to beginning or resuming site work.

Authority: Bellevue City Code 23.76.093.A,
Reviewer: Savina Uzunow, Clearing and Grading

**3. Pesticides, Insecticides, and Fertilizers:** The applicant must submit as part of the required Clearing and Grading Permit information regarding the use of pesticides, insecticides, and fertilizers in accordance with the City of Bellevue's "Environmental Best Management Practices".

Authority: Land Use Code 20.25H.220.H
Reviewer: Kevin Le, Land Use

**4. Noise Control:** Noise related to construction is exempt from the provisions of BCC 9.18 between the hours of 7 am to 6 pm Monday through Friday and 9 am to 6 pm on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Noise emanating from construction is prohibited on Sundays or legal holidays unless expanded hours of operation are specifically authorized in advance. Requests for construction hour extension must be done in advance with submittal of a construction noise expanded exempt hours permit.

Authority: Bellevue City Code 9.18
Reviewer: Kevin LeClair, Land Use

Tree Solutions Inc
Consulting Arborists

| | |
|---|---|
| TO: | Judy and John Gowdy |
| JOB SITE: | 610 - 97th Pl. SE, Bellevue, WA |
| SUBJECT: | Tree Management Plan for critical slope |
| DATE: | November 6, 2012 |
| PREPARED BY: | Sean Dugan, Registered Consulting Arborist #457, Board Certified Master Arborist #PN-5459A |

**Contents**



**Assignment & Scope of Report**

This report outlines the site inspection by Sean Dugan, of Tree Solutions Inc, made on August 21, 2012. I was asked to visit the site and assess the condition of the trees located in a critical area on a steep slope. I was asked to evaluate the trees and site conditions in order to assess the health and stability of these trees while maintaining the view corridors from the property. Included in the report are observations, discussion, and recommendations. John and Judy Gowdy, owners of the property, requested these services to acquire information to provide to the city of Bellevue in the endeavor of obtaining permission to work on the trees growing on the slope.

Limits of Assignment

Unless stated otherwise: 1) information contained in this report covers only those trees that were examined and reflects the condition of those trees at the time of inspection; and 2) the inspection is limited to visual examination of the subject trees without dissection, excavation, probing, climbing, or coring unless explicitly specified. There is no warranty or guarantee, expressed or implied, that


1058 North 39th Street · Seattle, WA 98103 · Phone 206.528.4670 · Fax 206.547
www.treesolutions.net

problems or deficiencies of the subject trees may not arise in the future. Additional assumptions and limiting conditions can be found in Appendix A.

**Observations**

The Site and History

The property is in a residential neighborhood in the city of Bellevue. The location of the site and the surrounding features can be seen in Diagram 1. Both of the properties to the north and south are developed, each containing a single family house. All of the properties along this developed stretch are located on or adjacent to a critical steep slope area. Several properties to the south of the subject property appear to have performed restoration projects to their sites in the past.

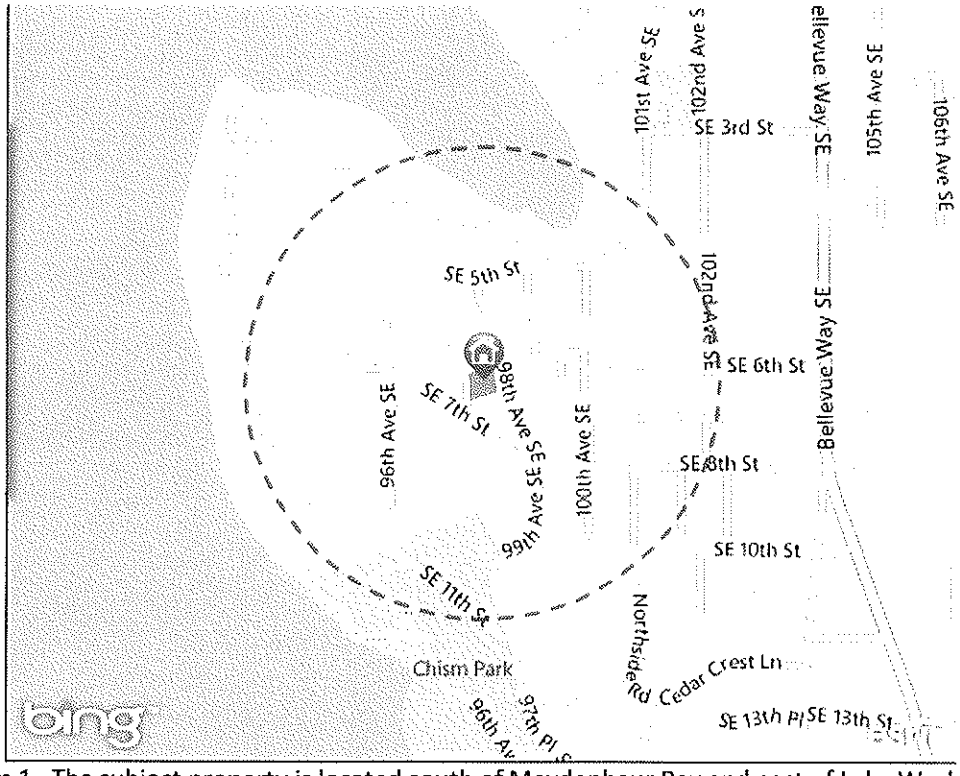
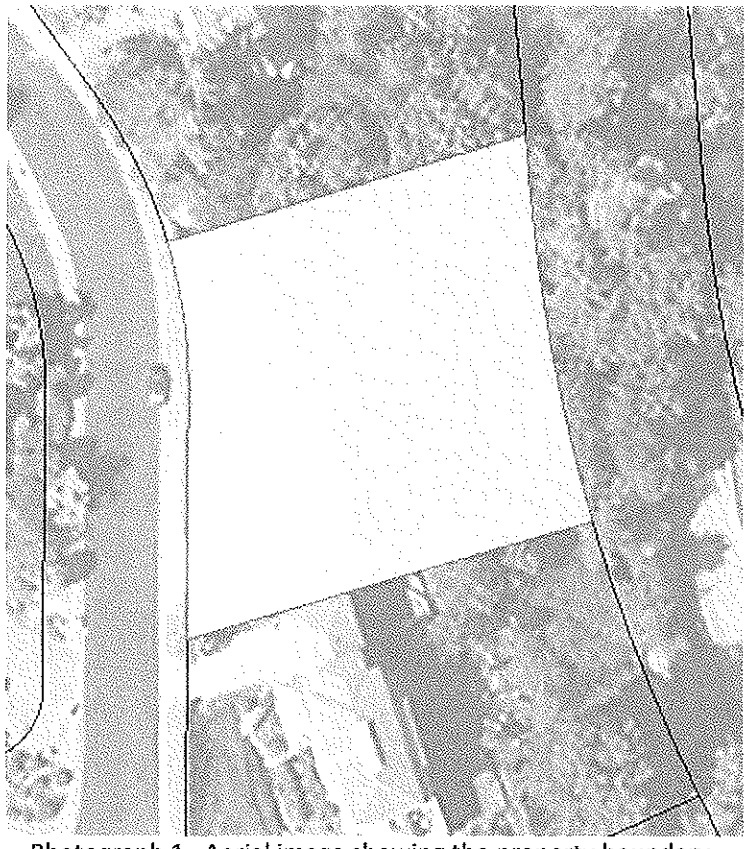



Diagram 1. The subject property is located south of Meydenbaur Bay and east of Lake Washington. Chism Park is south of the property and Bellevue way SE is to the east.

The east portion of the subject property is identified on the City's Critical Areas map as a >40% slope. The slope has an east aspect. The upper portion of the slope had vegetation restored in a project completed over 5 years prior. This portion of the site was cleared of invasive species, trees, and replanted. The area has been maintained and continues to be a successful restoration project to date.



Photograph 1. Aerial image showing the property boundary.

The property owners would like to prune a Western red cedar (*Thuja plicata*) tree labeled as tree 1 in Photograph 2. They would like to cut back lateral branches in the lower portion of the canopy to provide a small view corridor to the north. The pruning would conform to the American National Standards Institute (ANSI) A300 guidelines for pruning.


Photograph 2. This is an aerial view of the subject property. The red box shows the area to restore. The yellow line is an approximation of the adjacent walkway in the public right-of-way.

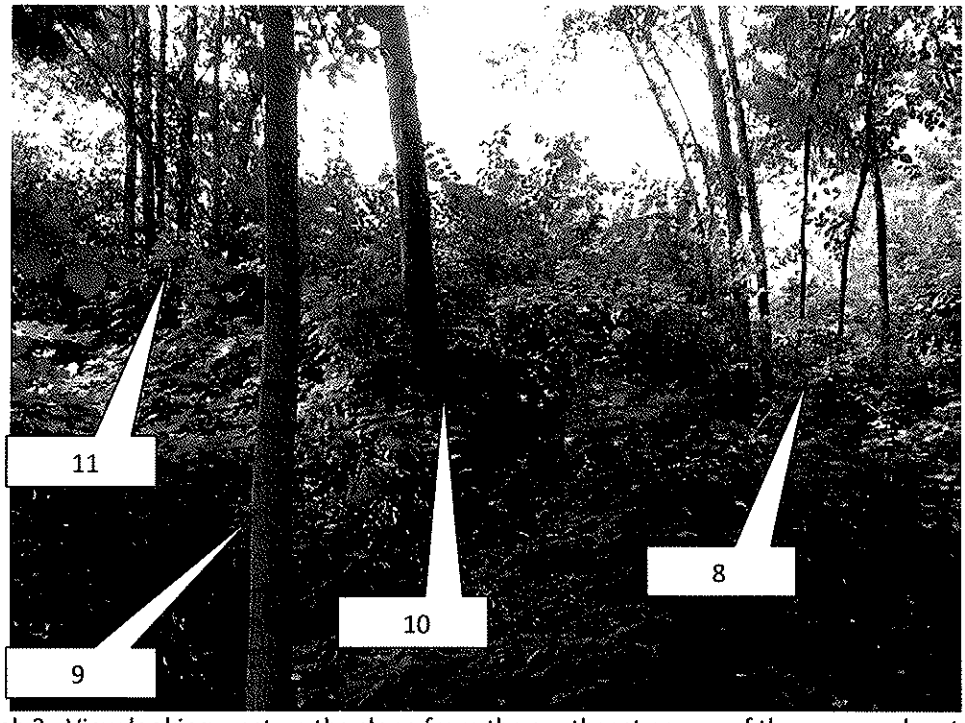
The lower portion of the slope is dominated by a deciduous canopy. Tree species include Bigleaf maple (*Acer macrophyllum*), Bitter cherry (*Prunus emarginata*), and Red alder (*Alnus rubra*) trees. Information specific to each tree can be found in the attached Table of Trees. A couple of trees have previously failed at the root plate and remain on the site.

The understory vegetation is a mix of native and invasive species. The ratio is approximately 30:70 respectively. A view of the site conditions can be seen in Photographs 3 and 4.

Eleven trees were assessed. One tree is located on the upper portion of the slope and ten are growing farther down the slope. Two of the ten trees in this area are categorized as clusters with several trunks rising from the same location but each of the trunks standing as individuals in the tight group.

In this area the trees were found to be in fair to good condition. All but three of the trees are below eight inches in diameter at standard height (DSH) and do not meet the City's definition of significant. None of the trees present an elevated risk potential to the surrounding targets. Several of the trees have significant wounds on the trunks that are likely to lead to long-term issues. Many of the trees are showing indicators of slope movement or soil failure that has resulted in a j-hook structure in the lower trunk.

None of these trees provides critical habitat. No endangered animals or plants were viewed on site during my assessment. There are no active nest sites in these trees.




Photograph 3. View looking west up the slope from the southeast corner of the proposed restoration. In this photograph a large portion of the understory vegetation is dominated by Himalayan blackberry.

Photograph 4. View looking at the j-hook base of tree 9.

**Tree Management Strategy**

Pruning of Mature Tree

Based on my assessment the large Western red cedar tree is providing important slope stabilization functions. I do not recommend removal of this tree. Pruning within the confines of ANSI A300 guidelines will allow for the canopy on the lower east side of the crown to be cut back via lateral reduction. This will allow the opening of the territorial views and will not negatively impact the tree's health or stability. All pruning shall be performed by an ISA Certified Arborist.

**Recommendations**

Western Red cedar tree

- Prune the Western Red cedar tree to limit the length of the lowest branches and maintain the territorial view. All pruning should confirm to the standards listed directly above.

Vegetation management objectives

- Remove or reduce the height of existing trees to decrease the force placed on the roots that may pull through soil under load.
- Increase available light to newly installed plants by opening up the overhead canopy.
- Replace taller trees with lower growing species that provide support via structural roots.
- Create a diversity of canopy heights that is found attractive to birds and other wildlife.
- Create several snag trees to be used by wildlife.
- Retain all cut material on the slope and in contact with the soil to promote building of soil and prevent surface erosion.

Establish Protection Zones

Native understory vegetation should be retained and protected to its fullest extent to assure it flourishes following the removal of the invasive species and overhead canopy.

- All work on the slope should be completed with hand held equipment only.
- No herbicides should be used to remove unwanted plants.
- Roots from removed trees shall be left in place and not pulled from the site to limit the negative impact on adjacent trees.

Respectfully,

Sean Dugan
Tree Solutions, Inc.

**Glossary**

**DBH or DSH:** diameter at breast or standard height; the diameter of the trunk measured 54 inches (4.5 feet) above grade (Matheny *et al.* 1998)

**deciduous:** tree or other plant that loses its leaves sometime during the year and stays leafless generally during the cold season (Lilly 2001)

**ISA:** International Society of Arboriculture

**landscape function:** the environmental, aesthetic, or architectural functions that a plant can have (Lilly 2001)

**lateral:** secondary or subordinate branch (Lilly 2001)

**mitigation:** process of reducing damages or risk (Lilly 2001)

**monitoring:** keeping a close watch; performing regular checks or inspections (Lilly 2001)

**phototropic growth:** growth toward light source or stimulant ( Harris *et al.*1999)

**PNWISA:** Pacific Northwest Chapter of ISA

**Significant Tree.** A healthy evergreen or deciduous tree, eight inches in diameter or greater, measured four feet above existing grade. The Director of the Development Services Department may authorize the exclusion of any tree which for reasons of health, age or site development is not desirable to retain: Bellevue Land Use Code

**snag:** a tree left partially standing for the primary purpose of providing habitat for wildlife

**soil structure:** the arrangement of soil particles (Lilly 2001)

**structural defects:** flaws, decay, or other faults in the trunk, branches, or root collar of a tree, which may lead to failure (Lilly 2001)

**References**

Lilly, Sharon. Arborists' Certification Study Guide. Champaign, IL: The International Society of Arboriculture, 2001.

Matheny, Nelda and James R. Clark. Trees and Development: A Technical Guide to Preservation of Trees During Land Development. Champaign, IL: International Society of Arboriculture, 1998.

Mattheck, Claus and Helge Breloer, The Body Language of Trees.: A Handbook for Failure Analysis. London: HMSO, 1994.

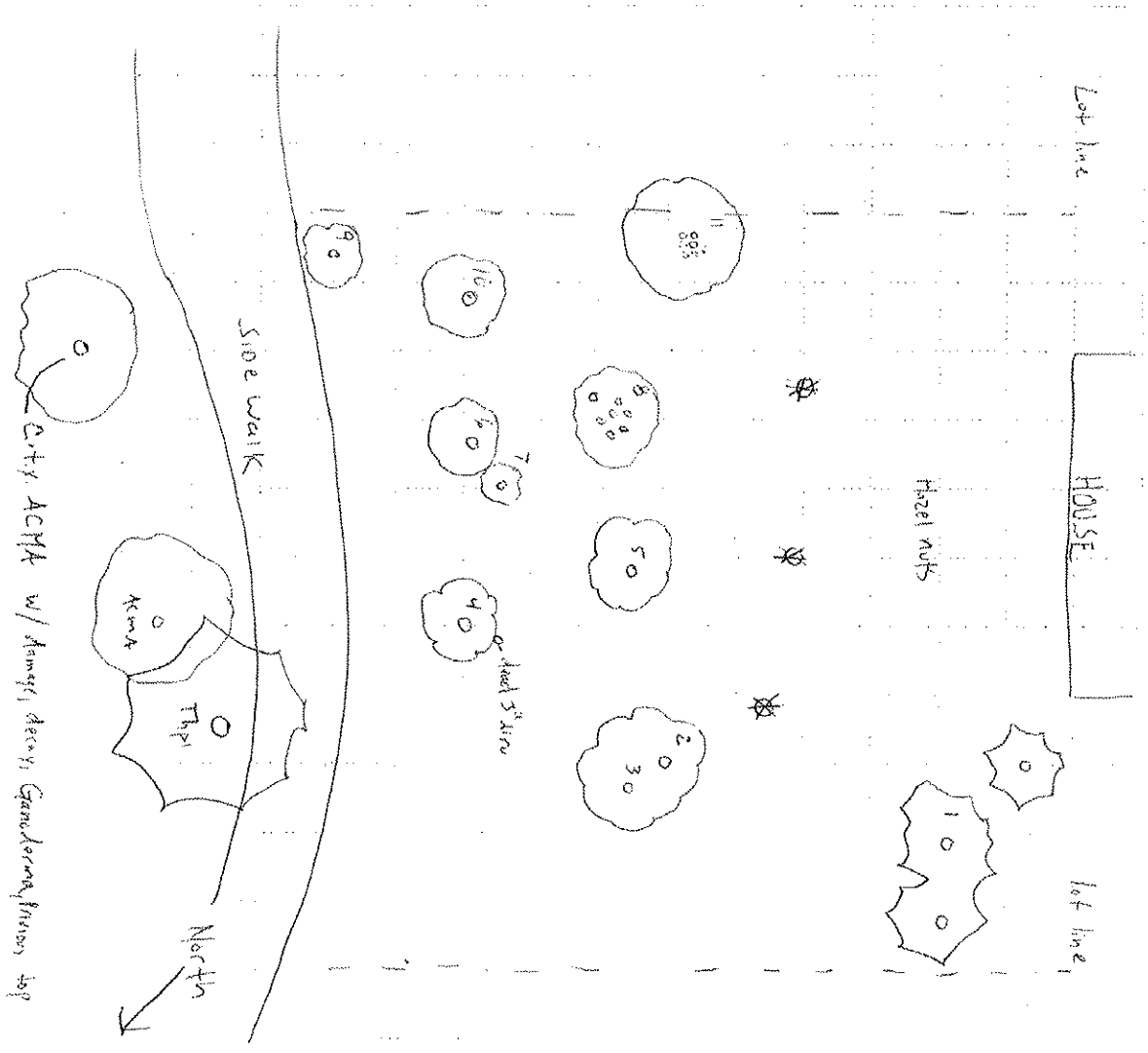
**Appendix A - Assumptions & Limiting Conditions**

1. Consultant assumes that any legal description provided to Consultant is correct and that title to property is good and marketable. Consultant assumes no responsibility for legal matters. Consultant assumes all property appraised or evaluated is free and clear, and is under responsible ownership and competent management.
2. Consultant assumes that the property and its use do not violate applicable codes, ordinances, statutes or regulations.
3. Although Consultant has taken care to obtain all information from reliable sources and to verify the data insofar as possible, Consultant does not guarantee and is not responsible for the accuracy of information provided by others.
4. Client may not require Consultant to testify or attend court by reason of any report unless mutually satisfactory contractual arrangements are made, including payment of an additional fee for such Services as described in the Consulting Arborist Agreement.
5. Unless otherwise required by law, possession of this report does not imply right of publication or use for any purpose by any person other than the person to whom it is addressed, without the prior express written consent of the Consultant.
6. Unless otherwise required by law, no part of this report shall be conveyed by any person, including the Client, the public through advertising, public relations, news, sales or other media without the Consultant's prior express written consent.
7. This report and any values expressed herein represent the opinion of the Consultant, and the Consultant's fee is in no way contingent upon the reporting of a specific value, a stipulated result, the occurrence of a subsequent event or upon any finding to be reported.
8. Sketches, drawings and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys. The reproduction of any information generated by architects, engineers or other consultants and any sketches, drawings or photographs is for the express purpose of coordination and ease of reference only. Inclusion of such information on any drawings or other documents does not constitute a representation by Consultant as to the sufficiency or accuracy of the information.
9. Unless otherwise agreed, (1) information contained in this report covers only the items examined and reflects the condition of the those items at the time of inspection; and (2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, climbing, or coring. Consultant makes no warranty or guarantee, express or implied, that the problems or deficiencies of the plans or property in question may not arise in the future.
10. Loss or alteration of any part of this Agreement invalidates the entire report.

**FIELD REPORT**

Tree Solutions Inc
Consulting Arborists

| | | |
|---|---|---|
| CLIENT Gowdy. | | DATE 8-21-12 |
| SITE | | TIME IN |
| | | TIME OUT |
| PHONE | EMAIL | BILLABLE HOURS |




**CONSULTANT:** _____ **ACCEPTED BY:** _____

☐ **Scott D Baker, Principal Consultant**
ASCA Registered Consulting Arborist #414
ISA Board Certified Master Arborist No PN-0670B
PNW-ISA Certified Tree Risk Assessor #0145

☐ **Soan Dugan, Principal Consultant**
ASCA Registered Consulting Arborist # 457
ISA Certified Arborist No. PN-5459A
PNW-ISA Certified Tree Risk Assessor #0149

☐ **Associate Consultant**_____
ASCA Registered Consulting Arborist #_____
ISA Certified Arborist No. _____
PNW-ISA Certified Tree Risk Assessor #_____

1058 N. 39th St. * Seattle WA 98103 * (206) 528-4670 * www.treesolutions.net
*Valuable Knowledge of Trees*

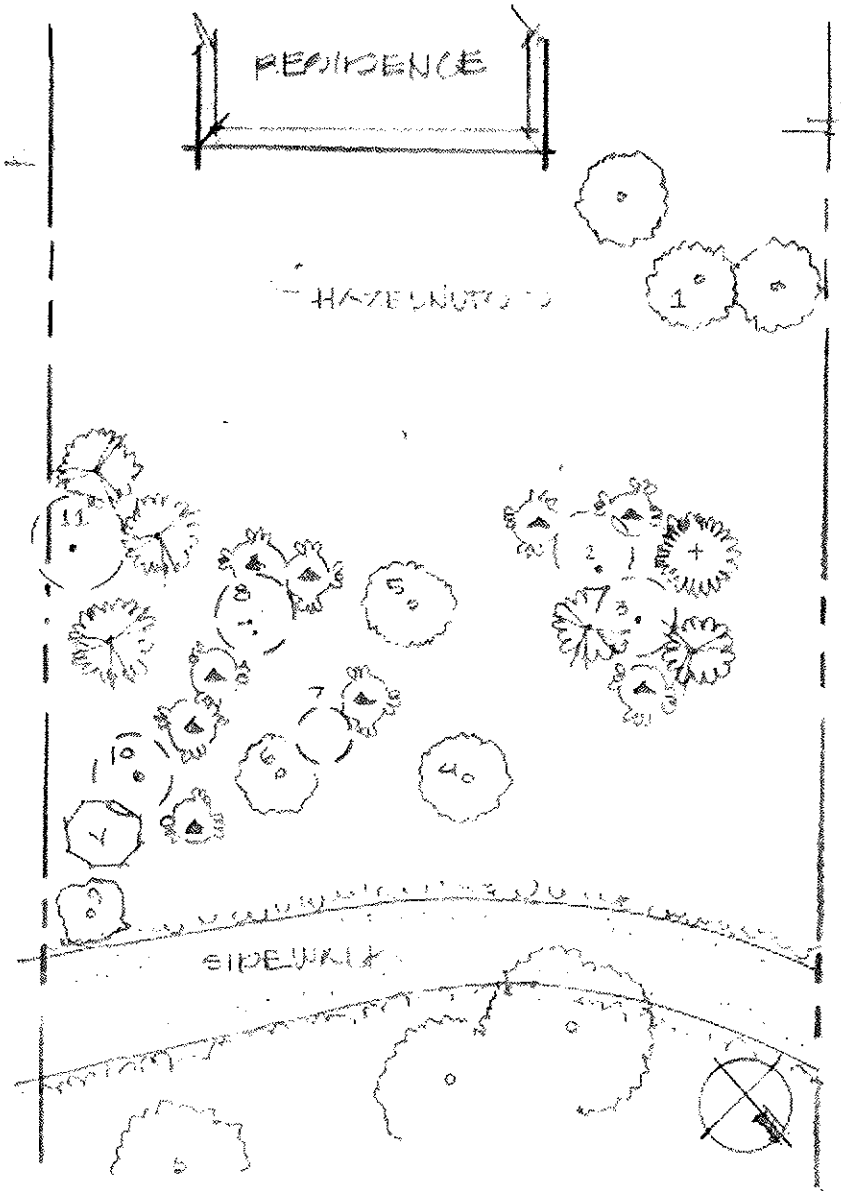
Tree Solutions Inc
Consulting Arborists

# Table of Trees
# Gowdy residence
610 97th Pl SE, Bellevue, Wa 98004

Date of Inventory 08/21/2012
Table Prepared 09/18/2012

| Tree # | Scientific Name | Common Name | DSH (inches) | Drip Line | Condition | Significant Tree | Recommended Actions | Notes |
|---|---|---|---|---|---|---|---|---|
| 1 | *Thuja plicata* | Western red cedar | 23 | 12 | Good | Yes | Prune east side of canopy, reduce lateral length, Follow ANSI guidelines | Slope difference from upper & lower is approximately 2ft, roots are slightly undermined on north side |
| 2 | *Prunus emarginata* | Bitter Cherry | 7 | 5 | Good | No | Remove | 30% live crown ratio, trunk has J-hook |
| 3 | *Acer macrophyllum* | Bigleaf Maple | 5 | 10 | Good | No | Remove | Crown asymetry - north, trunk has J-hook |
| 4 | *Alnus rubra* | Red Alder | 8.5 | 8 | Good | Yes | Snag | Normal structure |
| 5 | *Alnus rubra* | Red Alder | 8 | 8 | Fair | No | Snag | Several trunk wounds & bird/insect activity on south side, long term risk issue |
| 6 | *Alnus rubra* | Red Alder | 12 | 12 | Good | Yes | Snag | Normal structure |
| 7 | *Alnus rubra* | Red Alder | 3.5 | 5 | Good | No | Remove | Suppressed, trunk fork |
| 8 | *Alnus rubra* | Red Alder | 3, 3.5, 3.5, 4, 5, 7, 7, | 13 | Fair to Poor | No | Remove | Small cluster of trees, larger tree to south has trunk decay - long vertical opening, smaller stems, intermediate to suppressed, one starting to die back, each with trunk wounds |
| 9 | *Acer macrophyllum* | Bigleaf Maple | 5 | 6 | Good | No | Remove | Phototropic growth to east, trunk has J-hook |
| 10 | *Alnus rubra* | Red Alder | 11 | 8 | | Yes | Snag | Trunk lean - east, slowly self-correcting - leverage |
| 11 | *Acer macrophyllum* | Bigleaf Maple | 4, 4, 5, 5, 6.5, 6.5 | 12 | Good | No | Remove | Assess location of tree and property line |

*NOTES:*




**GOWDY RESIDENCE**
610 97th Place SE
Bellevue, WA

**RESTORATION PLAN**

francine day
LANDSCAPE ARCHITECTURE

## PLANT LEGEND

| Symbol | Qty | *Botanical* / Common name | Size |
|---|---|---|---|
| | 1 | *Oemelaria cerasiformis* / Indian plum | 1 G |
| | 5 | *Corylus cornuta* / Beaked hazelnut | 1 G |
| | 3 | *Acer circinatum* / Vine maple | 1 G |
| | 9 | *Rubus spectabilis* / Salmonberry | 1 G |
| | | Existing trees | |
| | | Trees to be removed | |

NOTES:

Wood from the felled trees is preferred to be chipped and spread over the site in a 4" deep or less layer.

Planting locations may vary slightly based on existing native vegetation.

All plants shall be planted into soil that can support establishment and development.

If no viable soil exists in a planting location,the site arborist will be contacted to discuss amendments that may be incorporated to promote plant establishment.

*MAINTENANCE & MONITORING PROGRAM:*

This plan will be implemented in order to assure the success of the project.

If the survival rate drops below 80%, failures will be corrected.

Actions necessary for correction may include but are not limited to:

- replacing dead plant material.
- removal of undesirable weeds as soon as they are discovered.
- repositioning of plant material.
- correcting damage caused by erosion settling.

Maintenance of areas to be done monthly, during growing season (April to August)

City of Bellevue Submittal Requirements | **27a**

## ENVIRONMENTAL CHECKLIST

2/7/13

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.

### BACKGROUND INFORMATION

Project being reviewed under Bellevue file # 13-106152-LO.
Reviewer: Kevin LeClair
425-452-2928
kleclair@bellevuewa.gov

Property Owner: JOHN & JUDY GOWDY

Proponent: SAME

Contact Person:
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 610 - 97TH PL SE

Phone: 425. 467. 0492

Proposal Title: VEGETATION MANAGEMENT / MAINTENANCE

Proposal Location:
(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 ½" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: MAINTENANCE & TREE REMOVAL
2. Acreage of site: 2.5 ACRE
3. Number of dwelling units/buildings to be demolished: NONE
4. Number of dwelling units/buildings to be constructed: NONE
5. Square footage of buildings to be demolished: NONE
6. Square footage of buildings to be constructed: NONE
7. Quantity of earth movement (in cubic yards): NONE
8. Proposed land use: N/A
9. Design features, including building height, number of stories and proposed exterior materials:
10. Other

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Estimated date of completion of the proposal or timing of phasing: Work is proposed for this spring.

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

NO

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

NONE

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

NO

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

N/A

Please provide one or more of the following exhibits, if applicable to your proposal.
(Please check appropriate box(es) for exhibits submitted with your proposal):

☐ Land Use Reclassification (rezone) Map of existing and proposed zoning

☐ Preliminary Plat or Planned Unit Development
Preliminary plat map

☒ Clearing & Grading Permit
Plan of existing and proposed grading
Development plans

☐ Building Permit (or Design Review)
Site plan
Clearing & grading plan

☐ Shoreline Management Permit
Site plan

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A. ENVIRONMENTAL ELEMENTS

**1. Earth**

a. General description of the site: ☐ Flat ☐ Rolling ☐ Hilly ☒ Steep slopes ☐ Mountains ☐ Other

b. What is the steepest slope on the site (approximate percent slope)? 35% Some slopes are in excess of 40%

c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

CLAY / SILTACEOUS SOILS W/ COMPACTED TILL

**Reviewed by Kevin LeClair**
**02/11/2013**

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

NO

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

NONE

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

NO

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

NONE

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

- NONE NECESSARY
- SEVERAL "SNAG TREES" WILL BE CREATED
- LOW GROWING SPECIES WILL BE PLANTED

**2. AIR**

a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

NONE

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

NO

c. Proposed measures to reduce or control emissions or other impacts to the air, if any:



**3. WATER**

a. Surface

(1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

NO

(2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.

NO

(3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

NONE

(4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

NO

(5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

NO

(6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

NO

b. Ground

(1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

NO

(2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

NONE



c. Water Runoff (Including storm water)

(1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

NO

(2) Could waste materials enter ground or surface waters? If so, generally describe.

NO

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

**4. Plants**

a. Check or circle types of vegetation found on the site:

- [x] deciduous tree: alder, maple, aspen, other
- [x] evergreen tree: fir, cedar, pine, other
- [x] shrubs
- [ ] grass
- [ ] pasture
- [ ] crop or grain
- [ ] wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- [ ] water plants: water lily, eelgrass, milfoil, other
- [ ] other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

- PRUNE WESTERN RED CEDAR
- REMOVE 6 TREES
- CREATE 4 "SNAG" TREES

c. List threatened or endangered species known to be on or near the site.

NONE



d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

18 NEW NATIVE, LOW GROWING PLANTS, TO BE PLANTED

**5. ANIMALS**

a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

☒ Birds: hawk, heron, eagle, songbirds, other:

☐ Mammals: deer, bear, elk, beaver, other:

☐ Fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened or endangered species known to be on or near the site.

NONE

c. Is the site part of a migration route? If so, explain.

NO

d. Proposed measures to preserve or enhance wildlife, if any:

N/A

**6. Energy and Natural Resources**

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc.

N/A

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

NO

c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:

N/A

**7. Environmental Health**

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

NO

(1) Describe special emergency services that might be required.

(2) Proposed measures to reduce or control environmental health hazards, if any.



b. Noise

(1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?

N/A

(2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.

1 WORK DAY
NOISE FROM CHAINSAW AND BRUSH CHIPPER

(3) Proposed measures to reduce or control noise impacts, if any:

NONE

**8. Land and Shoreline Use**

a. What is the current use of the site and adjacent properties?

RESIDENTIAL - SINGLE FAMILY

b. Has the site been used for agriculture? If so, describe.

NO

c. Describe any structures on the site.

~~NO~~ SINGLE FAMILY

d. Will any structures be demolished? If so, what?

NO

e. What is the current zoning classification of the site?

R 3.5

f. What is the current comprehensive plan designation of the site?

SF-L

g. If applicable, what is the current shoreline master program designation of the site?

N/A

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

STEEP SLOPE

I. Approximately how many people would reside or work in the completed project?

2



j. Approximately how many people would the completed project displace?

NONE

k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A

i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if

any:

**9. Housing** N/A

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

c. Proposed measures to reduce or control housing impacts, if any:

**10. Aesthetics** N/A

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

b. What views in the immediate vicinity would be altered or obstructed?

c. Proposed measures to reduce or control aesthetic impacts, if any:

**11. Light and Glare** N/A

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

b. Could light or glare from the finished project be a safety hazard or interfere with views?



c. What existing off-site sources of light or glare may affect your proposal?

d. Proposed measures to reduce or control light or glare impacts, if any:

**12. Recreation** N/A

a. What designated and informal recreational opportunities are in the immediate vicinity?

b. Would the proposed project displace any existing recreational uses? If so, describe.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

**13. Historic and Cultural Preservation** N/A

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.

c. Proposed measures to reduce or control impacts, if any:

**14. Transportation** N/A

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

c. How many parking spaces would be completed project have? How many would the project eliminate?

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not Including driveways? If so, generally describe (indicate whether public or private).

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.



f. How many vehicular trips per day would be generated by the completed project? If known, indicate when

peak volumes would occur.

g. Proposed measures to reduce or control transportation impacts, if any:

**15. Public Services** N/A

a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

b. Proposed measures to reduce or control direct impacts on public services, if any.

**16. Utilities** N/A

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

**Signature**

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature..... Judy Gowdy .....

Date Submitted..... 2.11.13 .....

Received
FEB 11 2013
Permit Processing

Reviewed by Kevin LeClair
02/11/2013

# Gowdy Vegetation Management - Vicinity Map
# 13-106152-LO




Map Generated on: 02/07/2013